

Recorded at Request of _____

at _____ M. Fee Paid \$ 2-1337-10

Order No. 102381

Dep. Book _____

Page _____

Ref.: _____

WARRANTY DEED

STEVEN T. HESS, Surviving Trustee of the FLORENCE B. HESS REVOCABLE TRUST, established by Trust Agreement dated March 28, 1985, pursuant to Paragraph C, Part 2 of said agreement, as evidenced by Affidavit & Death Certificate of Florence B. Hess, recorded Oct. 25, 1994, Entry #1149016, grantor of Lima, County of Beaverhead, Montana, hereby CONVEY and WARRANT to

VINCE C. HESS and SUZANNE L. HESS,
as tenants in common,

947 North Main Street _____ grantees
of Farmington, Utah 84025 County of Davis, State of Utah, for the sum of
TEN DOLLARS and other good and valuable considerations, the following described tract
of land in Davis County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

08-052-0059

08-052-0160

E 1219836 B 1952 P 2186
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1995 DEC 29 4:42 PM FEE 12.00 DEP JS
REC'D FOR SECURITY TITLE COMPANY

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LEGIBILITY OF TYPING ON ORIGINAL
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED

WITNESS, the hand of said grantor, this 29th day of
December, A. D. 19 95.

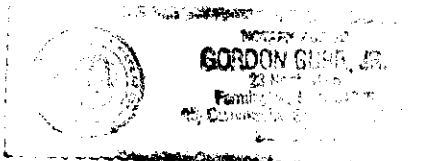
Signed in the Presence of

[Signature]

[Signature]
STEVEN T. HESS, Trustee

STATE OF UTAH, }
County of Davis } ss.

On the 29th day of December, A. D. 1995,
personally appeared before me STEVEN T. HESS, surviving Trustee of the FLORENCE B.
HESS REVOCABLE TRUST, established by Trust Agreement dated March 28, 1985,
the signer of the within instrument, who duly acknowledged to me that he executed the
same.



[Signature]
Notary Public.
Commission Expires: _____
Residing in: _____

EXHIBIT A

A part of the North half of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian: Beginning at a point which is South 89°32'27" East 461.09 feet from the center of said Section 13, and running thence North 73°16'20" East 31.99 feet; thence North 28°10'09" East 54.56 feet; thence North 72°28' West 15.99 feet; thence North 11°31'43" East 91.02 feet; thence North 24°42'50" East 151.15 feet; thence South 89°07'15" East 849.68 feet to the West line of State Road 106; thence South 33°01'58" East 220.11 feet; thence North 88°37'15" West 143.80 feet; thence South 1°22'45" West 114.90 feet to an existing fence; thence two courses along said fence as follows: North 89°24' West 935.05 feet and North 44°57'26" West 14.96 feet to the point of beginning.

SUBJECT TO a 20 foot right of way and easement to be used in common with the grantors, for installation, replacement, repair and maintenance of an underground pipeline, and for overhead and/or underground power lines as the Grantee shall deem necessary and/or desirable to serve and provide for transmission to and from a well, and for the rights of ingress and egress necessary and convenient for such purposes, being 10.0 feet on each side of and parallel to the following described centerline: Beginning at a point South 89°52'45" West 20.0 feet along the Quarter Section line and North 0°01'47" East 12.18 feet from the center of said Section 13, and running thence South 89°19' East 485.0 feet; thence South 77°12' East 49.98 feet; thence South 89°24' East 1106.15 feet to the Westerly line of State Road 106, with the Northerly and Southerly lines of said 20.0 foot strip being extended or shortened to reach the points of terminus of said easement as herein set forth, as reserved in Warranty Deed recorded April 8, 1992, as Entry No. 966693, in Book 1486, Page 254 of Official Records.

SUBJECT TO easements, restrictions and reservations of record and to the terms, conditions and effect of the 1969 Farmland Assessment Act, including all requirements for grantee to continue under this assessment.

RESERVING by grantor an Option to purchase One-Half (1/2) Acre of the above described property from grantee, for the purpose of constructing a personal residence for a Beneficiary under said Trust (without intent to resale), for the sum of \$11,500.00, Plus Expenses, Including, But not limited to Rollback Taxes, Survey, Title Insurance and closing expense, for a period of seven (7) years from the date this conveyance is recorded.